



Industrial Property For Sale

Historic West Tampa Cigar Factory

2301 N Albany Ave, Tampa, FL 33607

For More Information:

813-254-6756 | EXT

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

| | |
|----------------|---------------------------------------|
| Sale Price: | N/A |
| Price / SF: | - |
| Lot Size: | 61,200 SF |
| Year Built: | 1913 |
| Building Size: | 59,515 SF |
| Zoning: | CI - Commercial Intensive |
| Market: | Tampa-St Petersburg- Clearwater |

PROPERTY OVERVIEW

Built by C.E. Purcell in 1913, this three-story brick building with basement is Romanesque Revival style and is an iconic flagship building in Old West Tampa. The architect was Fred J. James who originally designed this building for Y. Pendas & Alvarez Cigar Company. The building sits on a 61,200 sf lot, and, at the time of its completion, it boasted having the largest clock in the state (120 feet high). It had four faces and played music on the hour. The building is currently used as a light manufacturing facility. The total square footage of the original cigar factory is approximately 43,000 sf. The property also includes 2 additional pre-fab metal structures (11,860 sf + 4,800 sf) which could be removed to accommodate additional parking for redevelopment. The basement has direct exterior grade level access, windows and groundwater pumps and is dry and usable. The three main floors are wide open with high ceilings and beautiful exposed red brick. Currently, all floors are accessible by staircase, though there is a freight only elevator which could be upgraded to a personal lift. The owner has maintained this treasure well with ongoing investment into the structure. Currently, a buyer has the opportunity to finish the interior to their own taste and own a rare historical gem, which is a hallmark of Tampa's rich cultural history.

LOCATION OVERVIEW

Located in Historic West Tampa, just south of West Columbus Drive and north of I-275, offering easy access to all areas surrounding Tampa.



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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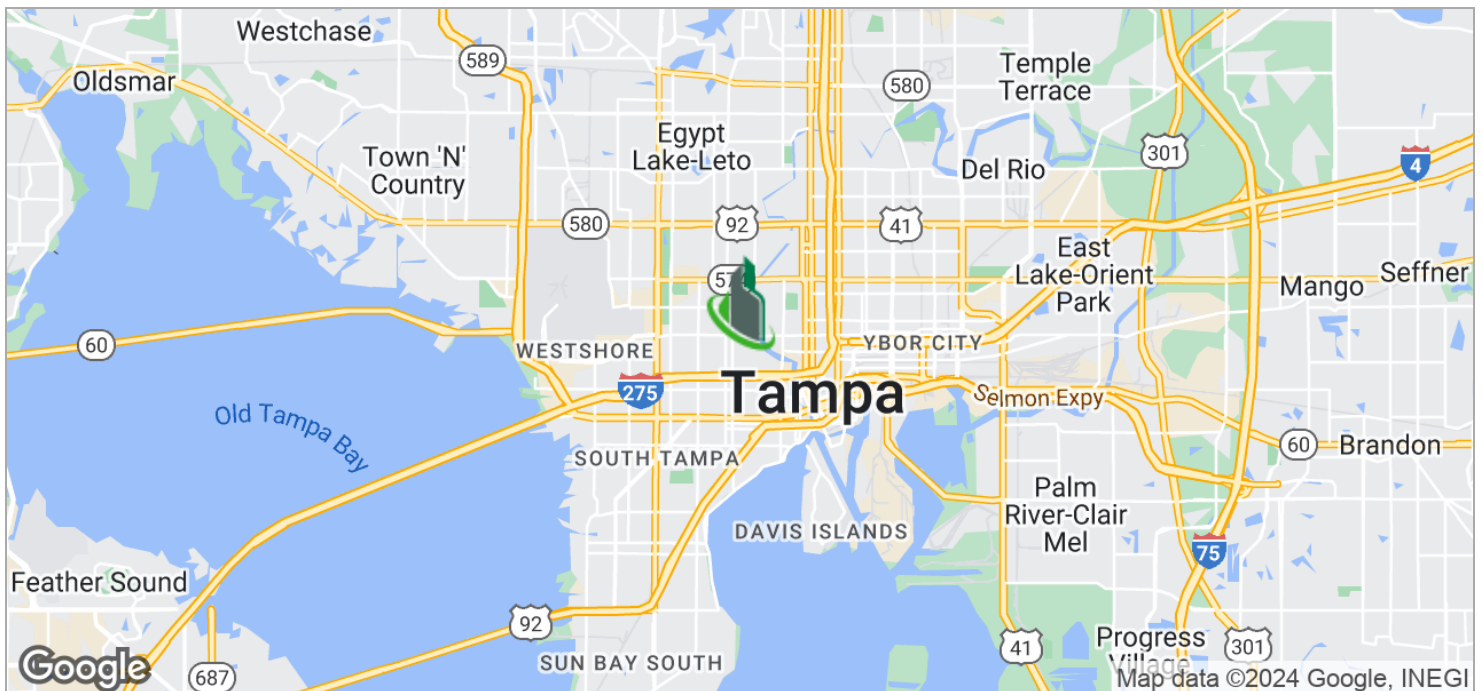




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Location Maps



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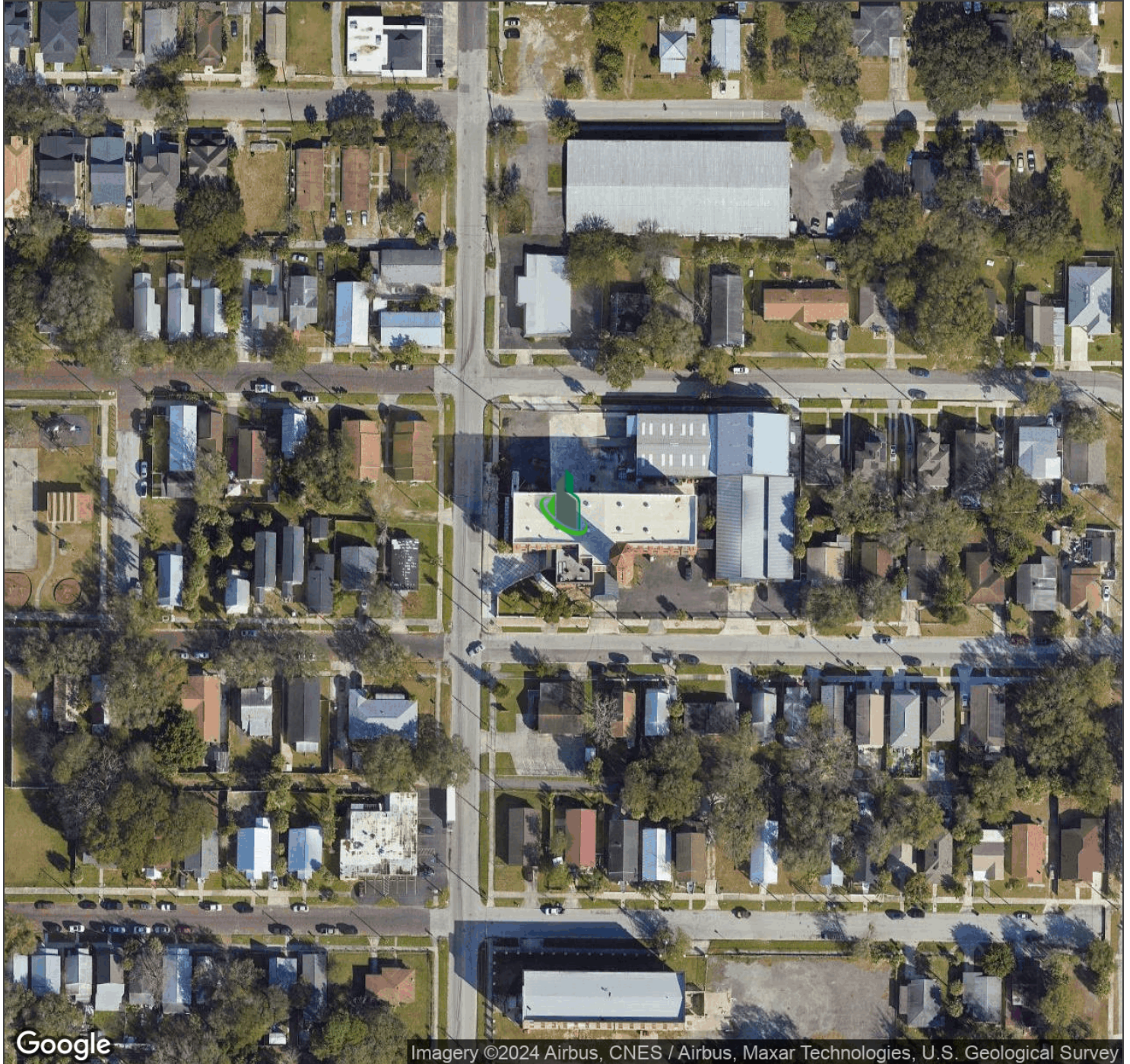




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Aerial Map



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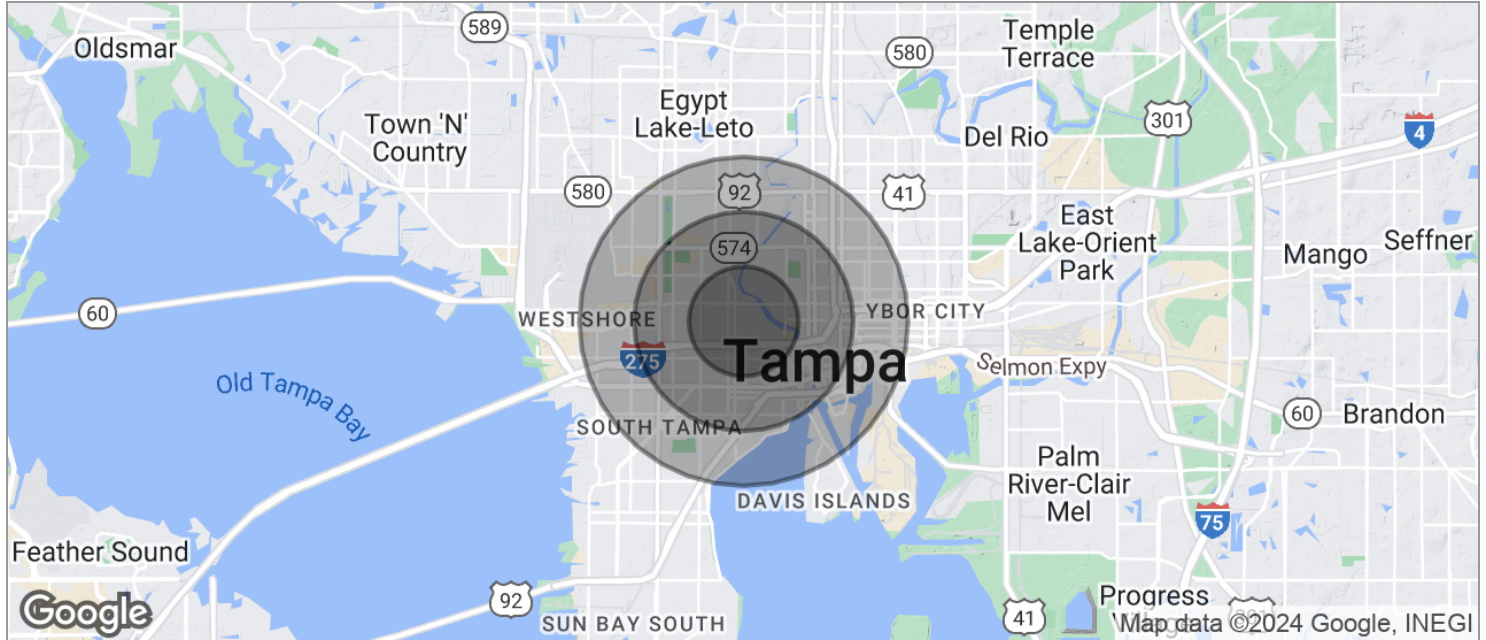




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Demographics Map



POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 17,780 | 55,751 | 107,846 |
| MEDIAN AGE | 32.5 | 35.5 | 36.3 |
| MEDIAN AGE (MALE) | 30.5 | 33.8 | 34.8 |
| MEDIAN AGE (FEMALE) | 35.2 | 37.6 | 37.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 6,878 | 24,091 | 47,516 |
| # OF PERSONS PER HH | 2.6 | 2.3 | 2.3 |
| AVERAGE HH INCOME | \$46,173 | \$52,809 | \$63,611 |
| AVERAGE HOUSE VALUE | \$244,789 | \$272,632 | \$350,280 |

RACE

| | 1 MILE | 2 MILES | 3 MILES |
|------------|--------|---------|---------|
| % WHITE | 48.3% | 64.0% | 69.3% |
| % BLACK | 44.1% | 28.9% | 23.3% |
| % ASIAN | 0.9% | 1.4% | 2.0% |
| % HAWAIIAN | 0.0% | 0.0% | 0.1% |
| % INDIAN | 1.4% | 1.3% | 1.2% |
| % OTHER | 4.1% | 2.9% | 2.4% |

ETHNICITY

| | 1 MILE | 2 MILES | 3 MILES |
|------------|--------|---------|---------|
| % HISPANIC | 31.9% | 33.7% | 31.5% |

* Demographic data derived from 2020 ACS - US Census

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